

Attorney or Professional Name, Address, Telephone and FAX	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re:	Chapter 11 Case Number
	Professional Fee Statement
	Number: _____ Month of: _____, 20____
	Debtor

1. Name of Professional:	
2. Date of entry of order approving employment of the professional:	
3. Total amount of pre-petition payments received by the professional:	\$
4. Less: Total amount of pre-petition services rendered and expenses:	-
5. Balance of funds remaining on date of filing of petition:	\$
6. Less: Total amount of all services rendered per prior fee statements: (Line 6 is not used when filing Statement Number 1).	-
7. Less: Total amount of services and expenses this reporting period:	-
8. Balance of funds remaining for next reporting period:	\$

DETAILED DOCUMENTATION SUPPORTING THE PROFESSIONAL FEES EARNED AND THE EXPENSES INCURRED DURING THIS REPORTING PERIOD HAS BEEN SERVED ON THE UNITED STATES TRUSTEE. A COPY OF THE DETAILED DOCUMENTATION WILL BE PROVIDED BY THE PROFESSIONAL TO ANY PARTY UPON REQUEST. FEES AND COSTS WILL BE WITHDRAWN FROM THE ~~TRUST ACCOUNT~~ FUNDS HELD BY THE RECEIVER IN THE AMOUNT STATED IN ITEM 7 ABOVE UNLESS AN OBJECTION IS FILED WITH THE CLERK OF THE COURT AND SERVED ON THE PROFESSIONAL NAMED ABOVE WITHIN 40 DAYS (per Doc. 48) FROM THE DATE OF SERVICE OF THIS STATEMENT.

9. Total number of pages attached hereto:	
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The above is a true and correct statement of fees earned and expenses incurred during the indicated reporting period.

Dated:



Type Name of Professional

Signature of Professional

Type Name of Attorney for Professional (if applicable)

Signature of Attorney for Professional (if applicable)

BRUTZKUS GUBNER
YOUR COUNSEL MATTERS®

21650 Oxnard St., Suite 500
Woodland Hills, CA 91367-4911
www.bg.law

Billing Department
billing@bg.law
818-827-1366 Direct
818-936-0468 Fax
FEIN: 75-3102750

Billing Statement Summary

Statement Date: 11/30/2021

Closing Date: 11/30/2021

Billing Statement No.:
107544

tl@lanesmgmt.com

Ted Lanes
CC: tlanes@mac.com
655 Deep Valley Drive, Suite 125-M
Rolling Hills Estates, CA 90274

Matter ID	Matter Description	Total Current Fees Billed	Total Current Costs Billed	Total Current Billing
3506.006	Crestlloyd Ch 11 Bankruptcy, 21-18205	28,976.00	15.56	28,991.56
	Total Current Billing:	28,976.00	15.56	28,991.56
	Plus Previous Balance Due:		(+)	0.00
	Less Payments or Credits Posted:		(-)	0.00
	Plus Interest / Tax:		(+)	0.00
	Total Balance Now Due:			\$28,991.56

Summary of Open Billing Statements

Date	Statement #	Grand Total	Total Payments	Remaining Balance
Totals:				

Aged Balances as of 11/30/2021

0 - 30 days	31- 60 days	61- 90 days	91 days +
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tl@lanesmgmt.com

Ted Lanes
CC: tlanes@mac.com
655 Deep Valley Drive, Suite 125-M
Rolling Hills Estates, CA 90274

RE: Matter ID 3506.006 Crestlloyd Ch 11 Bankruptcy, 21-18205**Fees for Professional Services Rendered**

			Hours	Rate	Amount
10/26/2021	JSW	Review correspondence from LNYBG re Crestlloyd's bankruptcy filing [.1], review Crestlloyd's bankruptcy petition [.1] and email to the Receiver re the same [.1]	0.3	395.00	118.50
10/26/2021	JSW	Review and analysis of turnover demand letter sent by LNYBG re demand for Receiver to turnover Crestlloyd's property in his possession	0.2	395.00	79.00
10/26/2021	JSW	Strategize re Crestlloyd's bankruptcy filing and request for turnover	0.5	395.00	197.50
10/26/2021	JSW	Email to Mel Aranoff re request for First Republic Bank to stop work on the subpoena	0.1	395.00	39.50
10/26/2021	DS	Receive and review correspondence re Chapter 11 filing [.3]; email and telephone exchange with Receiver [1.5] Telephone call and email exchange with Hankey counsel [.3] Telephone call and email with David Golubchik [.6]	2.7	695.00	1,876.50
10/27/2021	JSW	Review and respond to email from Receiver re status of subpoena to First Republic Bank	0.1	395.00	39.50
10/27/2021	JSW	Call with Receiver re Crestlloyd's bankruptcy filing and next steps	0.3	395.00	118.50
10/27/2021	DS	Telephone call and email exchange with Tom Geher re motion to excuse compliance	0.9	695.00	625.50
10/27/2021	DS	Telephone call and email with Receiver re completion of inspection [.4] and Telephone call with Golubchik re results of inspection [.2]	0.6	695.00	417.00
10/27/2021	DS	Receive and review Geher letter re excusing Receiver from compliance	0.2	695.00	139.00
10/28/2021	JSW	Review and analysis of water intrusion investigation	0.1	395.00	39.50
10/28/2021	DS	Telephone call with Receiver [.3] and email exchange with Todd Arnold [.7] all re purported stay violation and threats	1.0	695.00	695.00
10/28/2021	DS	Email exchange with Receiver and Golubchik re broker wanting to show property (5)	0.7	695.00	486.50
10/28/2021	DS	Receive and review Bumgardner report and Telephone call with Receiver re report	1.0	695.00	695.00
10/29/2021	DS	Telephone call with Tom Geher re motion to excuse Receiver	0.2	695.00	139.00
10/29/2021	DS	Email exchange with Golubchik and Receiver re visit to property	0.2	695.00	139.00
11/01/2021	JSW	Review notice of stay of proceedings because of Crestlloyd's bankruptcy filing	0.1	395.00	39.50

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11/01/2021	JSW	Strategize re next steps in case in light of Crestlloyd's bankruptcy filing	0.6	395.00	237.00
11/01/2021	DS	Email exchange with Receiver re insurance issues and pool and maintenance services	0.4	695.00	278.00
11/01/2021	DS	Email exchange with David Golubchik re insurance issues [.2] receive and review documents re insurance [.7]	0.9	695.00	625.50
11/01/2021	DS	Telephone call with Tom Geher re status of negotiations with Debtor and status of receiver	0.4	695.00	278.00
11/01/2021	DS	Telephone calls (2) with Receiver re continued operations, insurance and defects	0.7	695.00	486.50
11/02/2021	JSW	Strategize re next steps going forward in light of Crestlloyd's bankruptcy filing	0.1	395.00	39.50
11/02/2021	DS	Email exchange with Golubchik and Receiver re access (3)	0.4	695.00	278.00
11/02/2021	DS	Receive and review complaint by Kennco Plumbing and email exchange with Gary Weis	0.6	695.00	417.00
11/03/2021	JSW	Call with Receiver re next steps in light of bankruptcy filing	0.1	395.00	39.50
11/03/2021	JSW	Strategize re next steps in light of bankruptcy filing	0.1	395.00	39.50
11/03/2021	JSW	Review notice of related cases sent by counsel for Hankey	0.1	395.00	39.50
11/03/2021	DS	Email exchange with Receiver re regular expenses and budget	0.6	695.00	417.00
11/03/2021	DS	Telephone call with Receiver re commercials and unpaid bills	0.6	695.00	417.00
11/03/2021	DS	Telephone call with Tom Geher re status of negotiations and report to Receiver	0.6	695.00	417.00
11/03/2021	DS	Telephone call with Receiver re Hankey position re funding construction	0.4	695.00	278.00
11/03/2021	DS	Email exchange with Receiver and Golubchik re filming opportunity	0.3	695.00	208.50
11/04/2021	JSW	Strategize re motion for further instructions in light of Crestlloyd's bankruptcy filing	0.3	395.00	118.50
11/04/2021	JSW	Draft notice of withdrawal of Receiver's application for further instructions in light of Crestlloyd's bankruptcy filing	0.2	395.00	79.00
11/04/2021	DS	Receive and review letter from Bel-Air HOA and response[.9] Telephone call with Receiver [.4] review email exchange with Golubchik [.3]	1.6	695.00	1,112.00
11/04/2021	DS	Email exchange re maintenance issues [.3] and filming issues [.4]	0.7	695.00	486.50
11/05/2021	DS	Email exchange with Arnold and Receiver re utility bills	0.2	695.00	139.00
11/08/2021	JSW	Multiple correspondence with the Receiver re hearing in the state court on Receiver's application for further instructions	0.2	395.00	79.00
11/08/2021	JSW	Review correspondence from Crestlloyd's bankruptcy counsel re request for information and documents	0.1	395.00	39.50
11/08/2021	DS	Telephone call with Receiver re lack of stipulation re status and condition of property	0.6	695.00	417.00

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11/08/2021	DS	Telephone call with Tom Geher re status of stipulation and status of case	0.3	695.00	208.50
11/08/2021	DS	Receive and review email re utilities	0.3	695.00	208.50
11/08/2021	DS	Email exchange with Todd Arnold re utilities [.3] and email and Telephone call with Receiver re utility issues (30 [.6]	0.9	695.00	625.50
11/09/2021	JSW	Review notice of ruling at case management conference in the state court	0.1	395.00	39.50
11/09/2021	JSW	Call with Receiver re Crestlloyd's bankruptcy counsel's requests for documents	0.2	395.00	79.00
11/09/2021	DS	Email exchange with Receiver re potential Armani event on site	0.2	695.00	139.00
11/09/2021	DS	Telephone call with Receiver re ongoing responsibilities and status of stipulation (2)	0.6	695.00	417.00
11/09/2021	DS	Receive and review Notice of Ruling and bankruptcy filing	0.3	695.00	208.50
11/11/2021	JSW	Review multiple correspondence from Debtor's counsel regarding information requested from Receiver for the utility motion and schedules [.2] and correspondence from the Receiver re the same [.1]	0.3	395.00	118.50
11/11/2021	JSW	Multiple emails to Todd Arnold re utilities bills	0.2	395.00	79.00
11/11/2021	DS	Telephone call with Receiver re payment of expenses	0.8	695.00	556.00
11/11/2021	DS	Email exchange with Receiver re utilities and insurance issue	0.4	695.00	278.00
11/11/2021	DS	Receive and review draft of stipulation re receiver [.4] and email exchange and Telephone call with Receiver re same [.4]	0.8	695.00	556.00
11/11/2021	DS	Email exchange with Receiver re table and 11 Ravens	0.8	695.00	556.00
11/12/2021	JLB	Review and revise draft interim stipulation re preservation of property	0.3	525.00	157.50
11/12/2021	DS	Email exchange with David G re revisions to stipulation	0.3	695.00	208.50
11/12/2021	DS	Email exchange with Fred Rosen and Eugene Leydiker	0.3	695.00	208.50
11/15/2021	JSW	Call with Receiver re next steps in light of proposed interim stipulation	0.5	395.00	197.50
11/15/2021	DS	Email and Telephone call with Receiver re property tax appeal [.3] and review email exchange re 11 Ravens Billiard Table [.2]	0.5	695.00	347.50
11/16/2021	JSW	Call with Receiver re request for information [.1] and strategize re the same [.1]	0.2	395.00	79.00
11/16/2021	JSW	Conference call with Receiver re Crestlloyd's request for information	0.5	395.00	197.50
11/16/2021	JSW	Review information sent by Receiver [.2] and email to Todd Arnold re the same [.2]	0.4	395.00	158.00
11/16/2021	DS	Email exchange with Receiver re status of stipulation	0.2	695.00	139.00
11/16/2021	DS	Receive and review Arnold email re deadline to file schedules and additional information [.2] and responses to Arnold(2) [.4]	0.6	695.00	417.00

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			<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/16/2021	DS	Telephone call and email exchange with Receiver re interest by government [.4] email exchange and Telephone call with Receiver re insurance issues [.3]	0.7	695.00	486.50
11/16/2021	DS	Receive and review revises stipulation with Golubchik email	0.6	695.00	417.00
11/17/2021	JSW	Multiple correspondence with Todd Arnold re utilities and requests for documents [.3] call with Receiver re the same [.2] and strategize re the same [.2]	0.7	395.00	276.50
11/17/2021	JSW	Review and analysis of US Trustee's objection to Notice of Insider Compensation	0.2	395.00	79.00
11/17/2021	JSW	Call with Receiver re next steps in the bankruptcy case in light of potential stipulation	0.5	395.00	197.50
11/17/2021	DS	Email exchange with Arnold re utility issues	0.2	695.00	139.00
11/17/2021	DS	Receive and review UST objection to insider compensation	0.3	695.00	208.50
11/17/2021	DS	Email exchange with Golubchik re stipulation and agreement to use cash collateral to fund utility deposit	0.3	695.00	208.50
11/18/2021	JSW	Multiple correspondence with Receiver re quest for information [.2] and gather information for Receiver re Crestlloyd bankruptcy case [.3]	0.5	395.00	197.50
11/18/2021	DS	Email exchange with Debtor's counsel re revisions to stipulation; revise and transmit [.6] Telephone call with Receiver re revisions to stipulation and items to be included [.3]	0.9	695.00	625.50
11/18/2021	DS	Email exchange with Receiver re insurance issues [.3] Telephone call with receiver re insurance and response to Golubchik [.3]	0.6	695.00	417.00
11/18/2021	DS	Email exchange with Receiver re unpaid expenses and potential claims	0.6	695.00	417.00
11/19/2021	JSW	Review and analysis of Debtor's initial status report [.2] and review correspondence from Receiver re the same [.1]	0.3	395.00	118.50
11/19/2021	JSW	Review and respond to correspondence from Debtor's counsel re insurance policies on the property [.1] and email to Receiver re the same [.1]	0.2	395.00	79.00
11/19/2021	JSW	Call with Receiver re Debtor's status report [.2] and strategize re the same [.1]	0.3	395.00	118.50
11/19/2021	DS	Receive and review Debtor status report	0.4	695.00	278.00
11/19/2021	DS	Telephone call with Receiver re issues with status report and scheduling meeting	0.4	695.00	278.00
11/19/2021	JSW	Review correspondence from Receiver re offers on Airole	0.1	395.00	39.50
11/19/2021	DS	Receive and review notice re ex parte hearing on utility deposit motion	0.2	695.00	139.00
11/19/2021	DS	Email with all parties re meeting [.2] and Telephone call with Receiver re meeting and issues to be addressed [.3]	0.5	695.00	347.50
11/19/2021	DS	Email exchange with Receiver re insurance issues	0.5	695.00	347.50

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Fees for Professional Services Rendered

			<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/22/2021	JSW	Review correspondence from Debtor's counsel re 90 day transfers and request for information [.1] and email to Receiver re the same [.1]	0.2	395.00	79.00
11/22/2021	JSW	Email to US Trustee re information regarding the historical offers received and Receiver's interim reports	0.1	395.00	39.50
11/22/2021	DS	Telephone call Office of the U.S. Trustee re pending stipulation and issues of case (4) [.6]; meeting at property with Lanes and Larry Perkins [3]	3.6	695.00	2,502.00
11/23/2021	JSW	Email to Todd Arnold re 90 days transfers and request for information from Receiver	0.1	395.00	39.50
11/23/2021	JSW	Review and respond to email from Receiver re SCP's request for information	0.1	395.00	39.50
11/23/2021	JSW	Multiple correspondence to SPC re request for information from the Receiver	0.2	395.00	79.00
11/23/2021	JSW	Review and respond to multiple correspondence from Todd Arnold re utility deposit [.2] and multiple emails to the Receiver re the same [.2]	0.4	395.00	158.00
11/23/2021	JSW	Review and respond to email from Todd Arnold re request for information re creditors [.1] and email to the Receiver re the same [.1]	0.2	395.00	79.00
11/23/2021	DS	Receive and review Arnold email re 90 day transfers	0.2	695.00	139.00
11/23/2021	DS	Receive and review emails re order on utility deposit and Telephone call with receiver re payment	0.4	695.00	278.00
11/24/2021	JSW	Review Court's entered order approving stipulation addressing certain access and related issues on an interim basis	0.1	395.00	39.50
11/24/2021	JSW	Review Court's entered order re utility deposit	0.1	395.00	39.50
11/24/2021	JSW	Review and analysis of Debtor's schedules	0.3	395.00	118.50
11/24/2021	JSW	Review and respond to correspondence from Debtor's counsel re utility deposit [.1] and email to the Receiver re the same [.1]	0.2	395.00	79.00
11/24/2021	JSW	Email to Todd Arnold re addresses for certain creditors of Crestlloyd	0.1	395.00	39.50
11/24/2021	JSW	Review and respond to email from Receiver re inaccuracy in Debtor's schedules regarding unsecured creditors	0.1	395.00	39.50
11/24/2021	JSW	Call with Receiver re Debtor's schedules and next steps	0.2	395.00	79.00
11/24/2021	DS	Email exchange with Eugene Leydiker re requested documents (2)	0.4	695.00	278.00
11/24/2021	DS	Receive and review Pyle promissory note	0.3	695.00	208.50
11/29/2021	JSW	Review and respond to email from the Receiver re initial 341(a) meeting of creditors	0.1	395.00	39.50
11/29/2021	DS	Receive and review email exchange re potential buyers	0.2	695.00	139.00
Sub-total Fees:				46.6	\$28,976.00

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Costs Advanced

		<u>Units</u>	<u>Price</u>	<u>Amount</u>
	Postage	2.0	0.53	1.06
11/29/2021	Client Cost Advanced to: David Seror, A Professional Corporation - Mileage	1.0	14.50	14.50
	Sub-total Costs Advanced:			\$15.56

Professional Rate Summary for This Billing Statement

JLB	Jessica L. Bagdanov	Partner	0.3 hours at \$525.00/hr	\$157.50
DS	David Seror	Equity Partner	35.1 hours at \$695.00/hr	\$24,394.50
JSW	Jessica S. Wellington	Associate	11.2 hours at \$395.00/hr	\$4,424.00
		Total hours:	46.6	\$28,976.00

BILLING STATEMENT SUMMARY

	<u>Fees</u>	<u>Costs</u>	<u>Total Fees + Costs</u>
Total Current Billing on This Statement	\$28,976.00	\$15.56	\$28,991.56
Total Now Due:			\$28,991.56

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
21650 Oxnard Street, Suite 500, Woodland Hills, California 91367

A true and correct copy of the foregoing document entitled: **PROFESSIONAL FEE STATEMENT NUMBER 1** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **November 30, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **November 30, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

****JUDGE'S COPY IS SUSPENDED IF LESS THAN 25 PAGES (GENERAL ORDER 21-05).**

Honorable Deborah J. Saltzman
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1634 / Courtroom 1639
Los Angeles, CA 90012

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 30, 2021
Date

JESSICA STUDLEY

Printed Name

/s/ Jessica Studley
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Kyra E Andrassy** kandrassy@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- **Todd M Arnold** tma@lnbyg.com
- **Jerrold L Bregman** jbregman@bg.law, ecf@bg.law
- **Marguerite Lee DeVoll** mdevoll@watttieder.com
- **Thomas M Geher** tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforuptcy.com
- **David B Golubchik** dbg@lnbyg.com, stephanie@lnbyb.com
- **James Andrew Hinds** jhinds@hindslawgroup.com;mduran@hindslawgroup.com, mduran@hindslawgroup.com
- **Robert B Kaplan** rbk@jmbm.com
- **Jane G Kearl** jkearl@watttieder.com
- **Jennifer Larkin Kneeland** jkneeland@watttieder.com
- **Michael S Kogan** mkogan@koganlawfirm.com
- **Noreen A Madoyan** Noreen.Madoyan@usdoj.gov
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- **Victor A Sahn** vsahn@sulmeyerlaw.com, pdillamar@sulmeyerlaw.com;pdillamar@ecf.inforuptcy.com;vsahn@ecf.inforuptcy.com;cblair@sulmeyerlaw.com;cblair@ecf.inforuptcy.com
- **David Seror** dseror@bg.law, ecf@bg.law
- **Zev Shechtman** zschechtman@DanningGill.com, danninggill@gmail.com,zschechtman@ecf.inforuptcy.com
- **Lindsey L Smith** lls@lnbyb.com, lls@ecf.inforuptcy.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov
- **Jessica Wellington** jwellington@bg.law, ecf@bg.law

2. SERVED BY UNITED STATES MAIL:

20 Largest Creditors:

Creative Art Partners
6542 Hayes Drive
Los Angeles, CA 90048

Branden Williams
257 N. Cannon Drive, 2nd Floor
Beverly Hills, CA 90210

C.G.S. Custom Glass Specialists
c/o Tom Yang
4536 Ish Drive
Simi Valley, CA 93063

Dennis Palma
146 Beach Way
Monterey, CA 93940

Vesta aka Showroom Interiors,
LLC
c/o Julian Buckner
8905 Rex Road
Pico Rivera, CA 90660

Centurion Air, LLC
c/o Michael T Pyle
13932 Arrow Creek Road
Draper, UT 84020

Made by TSI, Inc.
888 Biscayne Blvd, #209
Miami FL 33132

Italian Luxury Design
4 NE 39 Street
Miami, FL 33137

West Valley Green Landscaping,
Inc.
14761 Tupper Street
Panorama City, CA 91402

LA DWP
PO Box 30808
Los Angeles, CA 90030

KN Coating
201 E. Tamarack Ave
Inglewood, CA 90301

West Coast Gates
339 Isis Avenue
Inglewood, CA 90301

Bradford Sheet Metal
4164 Sopp Road
Mojave, CA 93501

CAD Stone Works Inc.
c/o Cesar Hernandez
4533 Van Nuys Blvd. #201
Sherman Oaks, CA 91403

Crest Real Estate
c/o Jason Somers
11150 Olympic Blvd., #700
Los Angeles, CA 90064

Davidson Accountancy Corp.
William N. Davidson, CPA
14011 Ventura Blvd., Ste 302
Sherman Oaks, CA 91423

Jobs Pools and Spas, LLC
c/o Georgina Rendon
8055 Matilija Ave.
Panorama City, CA 91402

Midland Contractors, Inc.
c/o Bruce Partovi
PO Box 8312
Van Nuys, CA 91409

Biabani & Associates, Inc.
c/o Alex Biabani
1600 Sawtelle Blvd., #104
Los Angeles, CA 90025

Draken Security
c/o Jaime Salanga
8225 Encino Ave
Northridge, CA 91325